

4.10 PUBLIC SERVICES

4.10.1 INTRODUCTION

This section describes the existing public services that serve the project site and its vicinity and potential impacts to these services from the construction and occupancy of the proposed project. The public services addressed in this section include fire protection, law enforcement, schools, libraries, and other public facilities. Regulations and policies affecting the public services in the City are also described. Information in this section is based on consultation with individual service providers and City staff.

In response to the Notice of Preparation for this environmental impact report (EIR), several commenters expressed concern regarding the need for adequate emergency vehicle and equipment access to the project site, specifically in the proposed parking structures. Commenters also expressed concern that the project would affect the staffing levels and response capabilities of the police and fire departments. Commenters also expressed concern regarding the ability of the local school district to serve the project. One commenter states that Pomeroy Elementary is currently over student capacity, and that adding new homes to the area would cause further overcrowding in the local schools. A commenter stated that police and fire officers would be unfamiliar with the project site, and that this could create a potential safety hazard. Two commenters expressed concern regarding safety hazards, such as fire that could occur during construction of the project. Several commenters expressed concern that the high density of the project would affect shared services outside the neighborhood, such as the senior center and swim center. Scoping comments that are related to the environmental impacts of the proposed project are addressed in the impact assessment below.

4.10.2 ENVIRONMENTAL SETTING

4.10.2.1 Fire Protection

The Santa Clara Fire Department (SCFD) provides fire protection to all areas within Santa Clara. The SCFD has 10 fire stations strategically located throughout the City to provide fire protection. Fire Station 3, located at 2821 Homestead Road, is the primary station that would serve the project site. The current staffing level at Fire Station 3 is one captain, one driver engineer, and one firefighter. Available at this station is a Type 1 fire engine with basic life support capability (emergency medical technicians). The nearest hazardous materials unit is located at Fire Station 9, at 3011 Corvin Drive. This station has a Type 2 hazardous materials unit. The SCFD has mutual aid agreements with the San Jose Fire Department and Santa Clara County Fire Protection District, both of which also have Type 2 hazardous materials units.

According to the SCFD, the department responded to approximately 60 calls per year to the project site when the hospital was operational. The SCFD has responded to fire alarm activations and other fire-related emergencies at the project site when it was previously occupied by the hospital. The target response time to the project site is a response of less than 3 minutes, and, the actual response times to the project site average less than 3 minutes.

The SCFD recently completed a remodel of Fire Station 3 in 2006, which increased the size of the station to accommodate up to six fire personnel and two fire apparatus. Currently, the SCFD has no plans to increase staffing at Station 3. However, staffing will be increased if continued growth in the City affects emergency response time.

Since the Santana Row fire occurred in San Jose, the SCFD has revised the fire code to include measures that would help reduce fire risks during the construction phases of a project. The City's development approval process requires that a construction fire safety plan is prepared and submitted for review by the SCFD prior to project construction. This plan requires the applicant to document where and how combustible construction materials would be stored on site and requires safety measures such as fire walls to be in place before combustible materials are used on construction sites (Von Raesfeld 2008).

4.10.2.2 Law Enforcement

The Santa Clara Police Department (SCPD), located at 601 El Camino Real, provides police services to Santa Clara. This is the primary police station with all personnel and equipment located at this station. The SCPD provides services including patrol, investigation, dispatch, and administrative services.

The SCPD currently has a total of 227 employees, including 147 sworn officers and 80 non-sworn personnel. Of the 147 sworn officers, 99 sworn officers are assigned to patrol, 26 sworn officers are assigned to the investigative services division, and 22 sworn officers are assigned to administrative services. The SCPD has 80 non-sworn personnel that serve the department in a number of assignments and capacities, including community service officers, jail service officers, records specialists, clerical staff, crime analysis, management analyst, records manager, communications dispatchers, and radio technicians (Hoehn 2008).

Major equipment available at the primary police station includes marked cars, unmarked cars, and three police canines. Other types of emergency vehicles, including two helicopters, are available through mutual aid with surrounding law enforcement agencies. The 911-dispatch center is currently located at the corner of Scott Boulevard and Walsh Avenue. The 911-dispatch center will be relocated to the 601 El Camino Real station, and construction is scheduled to begin this year (2008).

The SCPD recognizes that the calls for service generated by the hospital are vastly different from those generated by a medium-density housing area. The SCPD reported that during the period from July 1, 2006 through June 30, 2007, there were 252 calls for service at the project location during the occupancy of the hospital. The SCPD reported that within 0.25-mile radius of the project site there were 2,192 calls for service during this same period of time.

The SCPD has an accepted performance standard to respond to high-priority calls in 3 minutes or less. The SCPD does not have a performance standard for non-priority calls, but as a practice, the SCPD has an average response time of less than 8 minutes to all calls. The SCPD reports that their actual response time to high priority calls is slightly over 3 minutes, which is considered adequate.

4.10.2.3 Schools

The project site is served by the Santa Clara Unified School District (SCUSD). The SCUSD provides kindergarten through 12th grade services for students within its service area. The student enrollment for the 2007–2008 school year was 14,315 students. The SCUSD has been experiencing growth at a rate of approximately 1 percent over the past 15 years. The projected enrollment for the 2010–2011 school year is 14,861 students (Barnes 2008).

The district has 16 elementary (K–5) schools, 1 K–8 school, 3 (6–8) schools, 2 high schools, and 2 continuation high schools. Pomeroy (elementary) School, Cabrillo Middle School, and Santa Clara High School would serve the project site. Pomeroy School is less than 1 mile northwest of the project site at 1250 Pomeroy Avenue. Cabrillo Middle School is located at 2550 Cabrillo Avenue, 1.5 miles north and northeast of the project site. Santa Clara High School is located at 3000 Benton Street, 0.5 mile north of the project site. Colleges and universities in the region include Santa Clara University, located 4.5 miles northeast of the project site.

Enrollment data from December 2007 for the schools serving the project site are presented in **Table 4.10-1, Santa Clara Unified School District Enrollment**.

As shown in the table, Pomeroy School is currently under capacity by about 19 students and Cabrillo Middle School is under capacity by 62 students. Santa Clara High School is over capacity by about 300 students.

Table 4.10-1
Santa Clara Unified School District Enrollment

School Name	Grade Level	Enrollment	Capacity
Pomeroy School	K-5	518	537
Cabrillo Middle School	6-8	886	948
Santa Clara High School	9-12	1,824	1,524

Source: Santa Clara Unified School District 2008.

The project applicant and other developers entered into a school impact mitigation agreement on August 1, 2008 with the SCUSD. This agreement provides mitigation fees for each residential unit developed on the project site. The school impact mitigation agreement would be used in lieu of Mello-Roos taxes and other school mitigation requirements (See **Appendix 4.10**).

4.10.2.4 Libraries

Santa Clara is served by the Central Library, located at 2635 Homestead Road, and the Mission Library Family Reading Center, located at 1098 Lexington Street. The Central Library has 80,000 square feet of space and owns 417,237 volumes: 367,607 book volumes, 47,238 audio-visual volumes, and 2,392 other volumes. The library serves 131,074 patrons, including 69,659 resident patrons, 59,815 non-resident patrons, and 1,600 institutional patrons.

California is 1 of 10 states that do not have formal library standards for collections or facilities. The Santa Clara Library Department currently has service goals of 3.0 book volumes per capita and 3.5 items (books and audio-visual volumes) per capita. The central library currently has 3.19 books per capita and 3.6 items per capita. According to the library department, the current square footage of library space per capita is 0.76 square foot per resident. Because the library has many non-resident borrowers, the per capita square footage reduces to 0.66 square foot per patron when the entire patron database is taken into consideration (Saunders 2008).

The Mission Family Reading Center also provides 7,770 square feet of library space for the residents of Santa Clara. The Santa Clara Library Department has planned a Northside Branch Library, located at 3985 Rivermark Parkway. The proposed branch would be approximately 16,000 square feet and will be completed in the summer of 2012.

4.10.2.5 Other Public Facilities

George F. Haines International Swim Center

The George F. Haines International Swim Center (swim center) is located at 2625 Patricia Drive on the east side of Central Park. The swim center offers adult noon hour swim, adult lap swimming, senior swimming, and public swimming for all ages during the summer. The swim center also serves as a site for international swim meets and a training facility for Olympic swimmers, divers, and synchronized swimmers. The facility currently features a training pool, a racing pool, and a diving well.

Improvements are planned for the swim center, including two new pools with mechanical and support facilities to meet required codes, and a 24,000 square foot Swim Center Building to house locker rooms, team offices, swim meet officials, personnel support room, lifeguard staff offices, and an entry lobby. These improvements are planned, but have not been funded. However, funding is anticipated in the near future.

Santa Clara Senior Center

The Santa Clara Senior Center (senior center), located at 1303 Fremont Street at Monroe Street, offers recreational activities to residents age 50 or older. The facility, which is the largest senior center in the Bay Area, re-opened in February 2007 after expanding from 16,600 square feet to more than 45,000 square feet. The senior center is open daily except Sundays, for 70 hours per week, and shares space with the adjacent 7-acre Fremont Park and playground. Services and amenities provided by the center include adult education classes, a computer lab, a fitness area, and indoor pools.

4.10.3 REGULATORY CONSIDERATIONS

4.10.3.1 Senate Bill 50

The Leroy F. Greene School Facilities Act of 1998, or Senate Bill 50 (SB 50), restricts the ability of a local agency to deny project approvals on the basis that public school facilities (classrooms, auditoriums, etc.) are inadequate. School impact fees are collected at the time building permits are issued. These fees are used by the local schools to accommodate the new students added by the project, reducing potential impacts on schools to a less-than-significant impact. Payment of school fees is required by SB 50 for all new residential development projects and is considered full and complete mitigation of school impacts.

4.10.4 IMPACTS AND MITIGATION MEASURES

4.10.4.1 Significance Criteria

The impact of the proposed project on public services would be considered significant if it would exceed the following standards of significance, in accordance with Appendix G of the 2008 California Environmental Quality Act (CEQA) Statutes and Guidelines:

- Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
 - Fire protection
 - Police protection
 - Schools
 - Other public facilities

4.10.4.2 Methodology

Public service providers serving the project site were contacted to determine existing operational service levels and whether there are any existing service deficiencies. The demand for public services by the proposed development was then estimated and compared to the ability of the service provider to meet anticipated demand, including an evaluation of the need to construct new or expanded public facilities in order to maintain acceptable service ratios and serve the proposed project.

4.10.4.3 Project Impacts and Mitigation Measures

Impact PUB-1: The proposed project would be adequately served by existing City fire and emergency service facilities and would not require the construction of new facilities. (*Less than Significant*)

As discussed previously, Fire Station 3 has adequate staff, equipment, and facilities to meet existing fire suppression demand within its service area. Implementation of the project would increase the service area population by 2,080¹ residents and there would be a corresponding increase in the demand for fire suppression services. The SCFD has indicated that it does not anticipate this increase in demand to be substantial enough to negatively impact current service levels or require the addition of staff and

¹ Based on an average household size of 2.58 persons (ABAG 2006).

equipment. The remodeled Fire Station 3 can accommodate up to six fire personnel and two fire apparatus if needed. In addition to fire protection staffing goals, the SCFD has a response time goal of 3 minutes or less. Currently, the SCFD adequately meets response time goals. Although the SCFD would experience an increased call volume for emergency responses generated by the residential population of the project site, it does not anticipate that the increased population would negatively impact current levels of service beyond existing response time goals. According to the SCFD, it has adequate staff, equipment, and facilities to meet response time goals and to provide fire protection services to the project site and surrounding area (Kelly 2008). Implementation of the proposed project would not require the construction of any additional SCFD facilities, the construction of which could result in environmental impacts.

Project construction activities could, for the duration of construction, increase the potential for fires from the on-site storage of combustible materials. However, as explained earlier in this section, the City of Santa Clara requires, as part of development review and approval process, for the applicant to prepare and submit a construction fire safety plan to the SCFD in order to reduce fire hazards during the construction phase of the proposed project. This condition of project approval will be communicated to the applicant during the review of the project and a construction fire safety plan will be submitted to and approved by the SCFD prior to commencement of construction at the site. This would reduce the potential fire hazard at the construction site.

In summary, for reasons presented above, implementation of the proposed project would not be detrimental to SCFD staffing goals, facilities, or response times, and the impact to the City of Santa Clara fire services would be less than significant.

Mitigation Measure: No mitigation measures required.

Impact PUB-2: **The proposed project would be adequately served by existing City police facilities and would not require the construction of new facilities. (*Less than Significant*)**

The project would increase demand for police services serving the site. The SCPD has a response time goal of 3 minutes or less to high priority calls. Actual response time for high priority calls is slightly over 3 minutes, which is considered adequate by the SCPD. Currently, the SCPD adequately meets response time goals (Hoehn 2008). The SCPD may experience an increased call volume for emergency responses generated by the residential population of the project site, it is not anticipated that the increased population would negatively impact current levels of service beyond existing response time goals. Therefore, the SCPD staff, equipment, and facilities meet response time goals and provide police services

to the project site and the surrounding area with current facilities. Therefore, implementation of the proposed project would have a less-than-significant impact related to the construction of new facilities.

Mitigation Measure: No mitigation measures required.

Impact PUB-3: **The proposed project would add new students to local schools; however, compliance with the requirements of state law will avoid a significant impact related to schools. (*Less than Significant*)**

Because the number of students associated with residential areas varies depending on whether the housing is single-family or multi-family, student generation rates used by school districts for residential projects are typically based on type of housing. The SCUSD provided a composite rate of 0.22 student per unit for this project, based on the “low-density” multi-family rate from the District’s latest study (Barnes 2008). Development of 806 housing units on the project site would generate approximately 180 students, at a rate of 0.22 student per unit. The distribution of current student enrollment between the elementary, middle and high schools within the district was used by SCUSD to determine the number of students that would be generated at K–5, 6–8, and 9–12 grade levels. The SCUSD determined that 50 percent of students would be grades K–5, 21 percent would be grades 6–8, and 29 percent would be grades 9–12. These percentages were used to estimate the number of students generated by the project by grade level, and are shown in **Table 4.10-2, Student Generation**.

**Table 4.10-2
Student Generation**

Grade Level	Students Generated by Project
K–5	90
6–8	38
9–12	52
Total:	180

Source: Santa Clara Unified School District, January 2008.

In order to offset the costs of new construction due to increased future student generation, the SCUSD has established developer fees to pay for new school construction and redevelopment in the City of Santa Clara. The 2007 developer fees are \$2.43 per square foot of residential development. The State will allow the district to increase the developer fee to \$2.97 per square foot in the near future. The project applicant entered into a school impact mitigation agreement the SCUSD, as discussed above. This agreement would

help mitigate impacts to the school district and provide funding for new facilities. The SCUSD has no new schools planned for the immediate future, but is working with the City of San Jose for development occurring in north San Jose. The SCUSD may plan a school to open by 2014 resulting from this partnership.

In summary, based on the project's number of units and the student generation rate provided by the SCUSD, the project would generate 90 elementary school students, 38 middle school students, and 52 high school students for a total of 180 students. The proposed project would increase the enrollment at Pomeroy (elementary) School to 608 students, resulting in 71 students over the design capacity. Cabrillo Middle School would continue to be under capacity by 24 students even with the increase in the enrollment to 924 students. The proposed project would increase the enrollment at Santa Clara High School to 1,876 students, resulting in 352 students over the design capacity. Note that these numbers reflect the addition of project-related students to existing enrollment levels at each of these schools. Because the proposed project would not be complete and fully occupied until 2010–2011, the enrollment levels at the three affected schools may differ somewhat from current conditions due to non-project related growth, which in the school district has been averaging around 1 percent per annum. In essence, there would be significant impacts to area schools from project implementation prior to payment of developer fees. However, the proposed project would comply with the requirements of SB 50 and will pay fees as established by the school impact mitigation agreement between the SCUSD and the project applicant. Compliance with the requirements of state law will avoid a significant impact related to schools. No further mitigation is required.

Mitigation Measure: No mitigation measures required.

Impact PUB-4: **The proposed project would not substantially increase the number of library patrons to the extent that a new library facility would need to be constructed.**
 (Less than Significant)

The proposed project would generate an additional 2,080 residents in the City. As discussed previously, California does not have formal library standards for collections or facilities. For the purposes of this evaluation, the service goals of volumes per capita are used in this analysis. The central library currently has 3.19 books per capita and 3.6 items per capita and therefore exceeds the service goals of 3.0 volumes (books) per capita and 3.5 items (books and audio-visual volumes) per capita. Even with the addition of project population, the central library would continue to exceed its service goals and would not require any expansion of space to accommodate a larger collection. Furthermore, the Library Department is planning to construct the Northside Branch Library at 3985 Rivermark Parkway. This proposed facility would be approximately 16,000 square feet and would be completed in the summer of 2012, which would

also add space and expand the available collection. Therefore, the impact of the project on library services and facilities would be less than significant. For the project's impact on the central library parking lots, please see **Section 4.12, Traffic and Transportation**.

Mitigation Measure: No mitigation measures required.

Impact PUB-5: **The proposed project would not increase the demand for the City's swim center and senior center to the extent that new facilities would need to be constructed. (*Less than Significant*)**

The swim center and senior center would be able to accommodate the growth in City residents associated with the proposed project. The senior center nearly tripled its facilities during a recent expansion, and the planned improvements for the swim center would add two pools in addition to the existing three currently at the facility. Furthermore, new residents would primarily use on-site recreational amenities proposed as part of the project, such as swimming pools, spa areas, and fitness centers. These on-site amenities are similar to those offered at the public facilities. Therefore, the project's demand to off-site public facilities would not create the need to construct new facilities in the City to serve future residents of the project site and other existing population in the City.

Mitigation Measure: No mitigation measures required.

4.10.4.4 Cumulative Impacts and Mitigation Measures

The following analysis evaluates the significance of potential cumulative impacts of the proposed project in conjunction with the projects included in **Table 4.0-1, Related Projects**. This list includes approved and foreseeable projects in the City. As discussed above, implementation of the proposed project would contribute to an increase in demand for fire protection services. However, this increase in demand would not result in the need for new or physically altered fire facilities, the construction of which could cause significant environmental impacts. The other foreseeable development projects in the City, as listed in **Table 4.0-1**, are predominately redevelopment projects. The majority of these projects would increase the intensity of the former land use or change the land use, which would result in an incremental demand to fire services. However, the fire department currently has adequate staff and it has the capacity and space to add additional staffing if needed to serve the cumulative growth. The cumulative impact on fire services and facilities would be less than significant.

The proposed project, in conjunction with other approved and reasonably foreseeable projects in the City, would generate a combined demand for police services. As noted earlier, the police department currently has a response time goal of 3 minutes or less to high priority calls. The SCPD adequately meets response

time goals. As mentioned above, the other foreseeable development projects in the City listed in **Table 4.0-1** are predominately redevelopment projects, and most would increase the intensity of the former land use or change the land use resulting in an incremental demand to police services. However, the police department currently has adequate response times to high priority calls that could serve the cumulative growth, if needed. The cumulative impact on police services would be less than significant.

The proposed project would generate new students that would attend SCUSD schools, and the project applicant of the proposed project would be required to pay developer fees to the school district. Similarly, other approved and foreseeable projects within Santa Clara would also be required to pay developer fees to the school district. Any impacts associated with providing educational services or materials to new students generated by the project or other cumulative development would be completely mitigated by payment of the required developer fees, per SB 50. Therefore, there would be no cumulative impacts to school facilities or services.

As previously discussed, the existing library in the City adequately meets the needs of current Santa Clara residents. **Table 4.0-1** lists all approved and reasonably foreseeable projects in Santa Clara. For the purposes of this analysis, conservatively this EIR assumes that all projects on **Table 4.0-1** would be approved and operational by 2013. Build out of these proposed and planned projects in the City, including the proposed project, would result in a net population increase of 5,746 people. With the addition of 5,746 residents, the Library Department would have 3.1 books per capita and 3.5 items per capita. The current service goals used by the Santa Clara Library Department are 3.0 volumes (books) per capita and 3.5 items (books and audio-visual volumes) per capita. Therefore even with the addition of population related to all listed projects, the Library Department would continue to meet service goals. The construction and operation of the Northside Branch Library by 2012 would allow the library to continue to exceed its service goals. Therefore, the cumulative impact to library facilities or services would be less than significant.

Lastly, the City would consider the population growth of this project and other projects to assess future adjustments to public facilities with the City to ensure that public facility services are adequately provided to individuals within the City. Such improvements would be subject to its own environmental review. However, given the urban setting of the City, the expansion of such facilities would not likely result in secondary impacts to the environment.

4.10.5 REFERENCES

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